



Carlos Jackson
Executive Director

**HOUSING AUTHORITY
of the County of Los Angeles**

Administrative Office
2 Coral Circle • Monterey Park, CA 91755
323.890.7001 • www.lacdc.org

Gloria Molina
Yvonne Brathwaite Burke
Zev Yaroslavsky
Don Knabe
Michael D. Antonovich
Commissioners

**AGENDA
FOR THE REGULAR MEETING OF THE
LOS ANGELES COUNTY HOUSING COMMISSION
WEDNESDAY, JULY 23, 2003
12:00 NOON
CDC/HOUSING AUTHORITY
12131 TELEGRAPH RD.
SANTA FE SPRINGS, CA 90670**

= = = = = = = = = = = = = =

1. Call to Order:

2. Roll Call:

Severyn Aszkenazy
Henry Porter
Dennis V. Alfieri
Chris Amegatcher
Philip Dauk
Treneatra Farmer
Felicia Mollinedo
Andrew Nguyen

3. Reading and Approval of the Minutes of the Previous Meeting:

Regular Meeting of June 25, 2003

4. Report of the Executive Director

Regular Agenda

7. Adopt Resolution Approving and Certifying Public Housing Assessment System Management Operations Certification. (Approve)
8. Approve Premium Increase to Purchase Excess Workers' Compensation and Excess General and Automobile Liability Insurance for Community Development Commission and Housing Authority. (Approve)
9. Amendment No. 4 to Architectural and Engineering Contract to Develop Community and Childcare Facility at Harbor Hills Housing Development



10. Opportunity for Members of the Public to Address the Commission on Items of Interest that are Within the Subject Matter Jurisdiction of the Commission.

Copies of the preceding agenda items are on file and are available for public inspection between 8:00 a.m. and 5:00 p.m., Monday through Friday at the above address. Access to the agenda and supporting documents are also available at the above website.

THE HOUSING AUTHORITY OF THE COUNTY OF LOS ANGELES
FOR THE REGULAR MEETING OF THE
LOS ANGELES COUNTY HOUSING COMMISSION

Wednesday, June 25, 2003.

Digest of the meeting. The minutes are being reported seriatim. A taped record is on file in the central office.

The meeting was called to order by Vice Chairman Henry Porter Jr. at 12:25 p.m.

ROLL CALL	<u>Present</u>	<u>Absent</u>
Dennis V. Alfieri		X
Philip Dauk	X	
Severyn Aszkenazy	X	X
Henry Porter, Jr.	X	
Andrew Nguyen	X	
Chris Amegatcher	X	
Treneatra Farmer	X	
Felicia Mollinedo		X

PARTIAL LIST OF STAFF PRESENT:

Carlos Jackson, Executive Director
Maria Badrakhan, Director, Housing Management Division
Esther Keosababian, Assistant Director, Housing Management Division
Carolina Romo, Manager, Housing Management Division
Kevin Fulton, Manager, Housing Management Division
Syed Rushdy, Director, Housing Development & Preservation Division
Geoffrey Siebens, Manager, Construction Management Division

PARTIAL LIST OF GUESTS PRESENT:

Michelle Lee, Conventional Housing Resident
Rose M. King, Carmelitos Resident Council C.T.A. President
Catherine Morgan, Carmelitos Resident Senior Complex Board

READING AND APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING

On Motion by Commissioner Amegatcher, and seconded by Commissioner Dauk, the Minutes of the Regular Meeting of May 28, 2003 were approved by the Housing Commissioners with one correction on Agenda Item No. 8, page 5, paragraph 2 to read as follows.....to complete the improvements described **herein**.

Agenda Item No. 4 – Report of the Executive Director

Carlos Jackson introduced Maria Badrakhan and staff: Kevin Fulton, Area Manager; Carolyn Hutchinson, Property Supervisor; and Lynn Anderson, Resident Initiatives Property Supervisor. Catherine Morgan, President of the Carmelitos Senior Resident Council was introduced. Staff gave an overview of the housing development and property rehabilitation activities that have taken place over the last several years. They also described the various programs and services offered at the site.

Mr. Jackson announced that Commissioner Manuel Bernal has resigned from his position on the Housing Commission. Supervisor Gloria Molina is in the process of considering a new appointee.

Cable and Satellite Update

There are continuing issues about cable and satellite services at Nueva Maravilla. HACoLA has been working with the County Department of Consumer Affairs to negotiate an agreement with Adelphia Communications to install cable. Consumer Affairs is responsible for overseeing all the cable industry in the unincorporated areas.

NACo and NAHRO Awards

The NACo (National Association of Counties) 2003 Achievement Awards were presented to two projects implemented by the Assisted Housing Division -- "Direct Deposit Imaging Program" and "Neighborhood Improvement Program". Included in the Commissioners' packet is the list of 2003 NAHRO Awards of Merit.

Block Granting Section 8 to the States

Congressmember Maxine Waters will hold Congressional sub-committee hearings on the proposed block granting of the Section 8 Program and proposed changes to the Community Development Block Grant (CDBG) program. There is significant support for block granting the Section 8 program to the States in the White House and at HUD. The representatives, who introduced the bills in each house, however, have not specifically endorsed them. They have said only that they introduced the bills at the request of the Bush administration. Mr. Jackson will testify at both hearings. Supervisor Burke will address the sub-committee on Monday regarding the CDBG program. The hearing will be held at California Science Center in Los Angeles, at 10 a.m.

SB 345 Tenancy

Kevin Fulton reported that staff have been working on the SB 345 being considered by the State legislature. This bill makes it difficult for the Housing Authority to evict tenants in a drug-related criminal activity. Mr. Jackson encouraged the Commissioners to contact their legislative representatives and urge them to change the language in SB 345.

Agenda Item No. 5 – Carmelitos Problem-Oriented Policing (POP) Presentation

Carolyn Hutchison and Officer Allan Jones, of the Long Beach Police Department, presented their problem-oriented policing project for Carmelitos and the surrounding community. Drug sales by residents is a magnet for criminal activity, attracts gang-members, and is an unsafe environment for families. Hypothesis: There will be a significant drop in crime and a better quality of life for the residents if action is taken against drug dealers and supporters including drug buyers. They outlined the components of the plan formulated to address the problem of drug sales.

Carlos Jackson and the Commissioners recognized and thanked the Long Beach Police Department in the partnership with the Housing Authority for their hard work in cleaning up the drug activity and crime and improving the overall safety at Carmelitos.

Commissioner Dauk requested that HACoLA develop a 15 minute presentation to inform the City of Long Beach and Chamber of Commerce of the improved safety and overall conditions at Carmelitos Housing Development.

REGULAR AGENDA

On Motion by Commissioner Dauk, seconded by Commissioner Amegatcher and unanimously carried the following was approved by the Housing Commission:

CONSTRUCTION CONTRACT FOR FRANCISQUITO VILLA SENIOR SITE AND BUILDING IMPROVEMENTS PROJECTS AGENDA ITEM NO. 6

1. Recommend that the Board of Commissioners find that the construction of site and building improvements at the Francisquito Villa housing development, located at 14622 Francisquito Avenue, in unincorporated La Puente, is categorically excluded from the provisions of the National Environmental Policy Act (NEPA) and exempt from the provisions of the California Environmental Quality Act (CEQA), as described herein, because the proposed work will not have the potential for causing a significant effect on the environment.
2. Recommend that the Board of Commissioners approve the award of a Construction Contract, in the amount of \$149,800, to C.A.S. General Contractor to complete the site and building improvements in 89 senior units, as described therein; and authorize the Executive Director of the Housing Authority to execute the Construction Contract and all related documents, to be effective after issuance of the Notice to Proceed, which will not exceed 30 days following the date of Board approval.
3. Recommend that the Board of Commissioners authorize the Executive Director to use a total of \$149,800 in Capital Fund Program (CFP) funds allocated by the U.S. Department of Housing and Urban Development (HUD), for the purposes described herein.

4. Recommend that the Board of Commissioners authorize the Executive Director to approve contract change orders, not exceeding \$29,960 in CFP funds, for unforeseen project costs.

On Motion by Commissioner Farmer, seconded by Commissioner Dauk and unanimously carried with the recommendation to remove the word total on page 1 paragraph 3 and change the language on page 2, paragraph 4 to read as follows....comprised of \$20,148 ...the following was approved by the Housing Commission:

**CONSTRUCTION CONTRACT FOR CONCRETE SIDEWALK AND DRIVEWAY REPAIR
AND REPLACEMENT PROJECTS
AGENDA ITEM NO. 7**

1. Recommend that the Board of Commissioners find that the sidewalk and driveway repair and replacement projects at the 92nd and Bandera Street housing development, the 88th and Beach housing development, both located in the unincorporated County of Los Angeles, and the Harbor Hills housing development, located in the City of Lomita, are excluded from the provisions of the National Environmental Policy Act (NEPA) and exempt from the provisions of the California Environmental quality Act (CEQA), as described herein, because they involve activities that will not have the potential for causing a significant effect on the environment.
2. Recommend that the Board of Commissioners approve the award of a Construction Contract, in the amount of \$110,657, to Torres Construction to repair and replace the concrete sidewalks and driveways, as described herein; and authorize the Executive Director of the Housing Authority to execute the Construction Contract and related documents, to be effective after the issuance of the Notice to Proceed, which will not exceed 30 days following the date of Board approval.
3. Recommend that the Board of Commissioners authorize the Executive Director to use a total of \$100,742 in Community Development Block Grant (CDBG) funds allocated to the Fourth Supervisorial District and \$9,915 in Capital Fund Program (CFP) funds allocated by the U.S. Department of Housing and Urban Development (HUD), for the purposes described herein.
4. Recommend that the Board of Commissioners authorize the Executive Director to approve contract change orders, not to exceed a total of \$20,148 in CDBG funds and \$1,983 in CFP funds, for unforeseen project costs.

Nueva Maravilla Issues

The Commissioners discussed the Notice to the Nueva Maravilla residents on the house keeping guidelines. Commissioner Amegatcher opposes the disallowance of swimming pools. Carlos Jackson stated that due to the reduced funding and potential legal litigation, HACoLA cannot afford installation of air conditioning in the housing units or allow swimming pools in the tenant yards.


Audience Comments:

Michelle Lee commented on need for yard maintenance. She also requested an update on the SSS Resident Council. Commissioner Porter said the HACoLA needs nominations for the election of Resident Council members. Commissioner Porter recommended that Ms. Lee contact Richard Vega, Housing Management staff person on any nominations for the Resident Council.

Rose M. King, Carmelitos Resident Council, would like to thank and recognize the Long Beach Police Officers with a certificate of recognition for keeping Carmelitos safe for the residents. HACoLA staff will prepare the certificates of recognition, as directed by the Commission.

The next scheduled meeting of the Housing Commission will be held at 12131 Telegraph Rd., Santa Fe Springs, CA on Wednesday, July 23, 2003 at noon.

On Motion by Commissioner Porter, the Regular Meeting of June 25, 2003 was adjourned at 1:41 p.m.


for CARLOS JACKSON
Secretary – Treasurer

July 23, 2003

TO: Housing Commissioners
FROM: Rebecca L. Craig, Director, Assisted Housing Division
SUBJECT: **THE FAMILY SELF-SUFFICIENCY (FSS) PROGRAM**

FSS Program Update

The Family Self-Sufficiency (FSS) Unit attended June's Partnering Principles Meeting held at the Los Angeles County Office of Education building in Los Angeles on June 19, 2003. Sandra Romero from FSS attended the meeting in lieu of Christina Lupo, Unit Supervisor. Various representatives from government agencies and non-profits were present at the meeting. The meeting was co-facilitated by John Ott and Toni Saenz Yaffi. The topics discussed at the meeting were the groups' views on the May 22, 2003 Partnering Principles Seminar and Workshop, presenting individual agency concerns and barriers, sharing new partnering ideas, and discussing individual progress on achieving the Partnering Principle ideals.

Christina Lupo met with the Los Angeles Family Housing Corporation on June 20, 2003 for their participant open house in Lancaster. Marcos Gonzalez met with the Los Angeles County G.A.I.N Program Region IV on Wednesday, June 11, 2003 to develop a strategy on integrating supportive services. An explanation of each other's programs was given, a comparison and contrast of services was performed and a needs assessment of the Welfare To Work families we serve was discussed. FSS staff was invited to the upcoming G.A.I.N Region IV case manager's meeting, which will be held in July.

FSS attended the Southeast Area Social Services Funding Authority's (SASSFA) Job Developer's committee on June 24, 2003. The group meets once a month with local job developers in the Southeast area from various non-profit organizations, government agencies, and local adult school's, regional occupational centers, and community colleges. The objective of the group is to develop and strengthen our business and client relationships to better serve our job placement outcomes. FSS has been part of the committee since November 2002.

We are preparing for the FSS Community Meetings that we have outlined in our Partnering Principles Milestones and Achievements. Our first meeting is scheduled for Saturday, July 26, 2003 at the Housing Authority (HACoLA) - Santa Fe Springs office. Special Invitations will be mailed to participants residing in Lakewood, Paramount, Santa Fe Springs, Lawndale, and Whittier. The goal is to meet with all our participants in the next three months and host meetings in the San Gabriel Valley area, Antelope Valley area, and South Central Los Angeles.

FSS Program Graduates

This month, Family Self-Sufficiency graduated two families. In addition, due to an internal audit, the grand total of 106 graduates reflects an additional three families that were inadvertently overlooked.

FSS Program Success Story

This month's graduates were from our Section 8 program and Conventional Housing Program. Both participants completed vocational training and successfully obtained lucrative professions, one in nursing and the other in construction. These participants were both single parents and dependent on public assistance and they are determined to become homeowners.

RLC:CL:dt
Commissionreport070403

Housing Authority - County of Los Angeles

FOR YOUR INFORMATION ONLY

July 16, 2003

TO: HOUSING COMMISSIONERS

FROM: BOBBETTE A. GLOVER 
Assistant Executive Director

SUBJECT: UTILITY ALLOWANCE CHANGES

The purpose of this memorandum is to provide you information regarding changes in the utility allowance for public housing residents. To assist residents in paying their utility bills, the utility allowance is deducted from the resident's total tenant payment (TTP). The U.S. Department of Housing and Urban Development mandates that Housing Authorities review their utility allowances annually. Effective **October 1, 2003**, the utility allowance schedule will be changed. The utility allowance changes are prepared in accordance with 24 CFR, Part 965.476, subpart E of the Federal Register Rules and Regulations.

The utility allowance schedule is based on a formula calculation, which recognizes the design characteristics of each representative unit type and use of appliances. This utility allowance formula was developed through a comprehensive Utility Allowance Study of all the public housing developments and its surrounding areas. Utility companies in each area provided utility costs updates.

Each public housing resident will be sent a letter notifying them of their new utility allowance. The notification letter will be translated in Korean, Russian and Spanish. Attached is the new utility allowance for each public housing development. The utility allowances will not significantly decrease and there are significant increases benefiting most of our residents.

Should you have any questions, please contact Esther Keosababian, Assistant Director, at (323) 890-7114.

Attachment



HOUSING AUTHORITY OF THE COUNTY OF LOS ANGELES

UTILITY ALLOWANCES

(Effective October 1, 2003)

Development/Bedroom Size (br)	Zip Code	Current Utility Allowance	New Utility Allowance
Addington & Waldorf	90221		
3 br		\$56.00	\$66.00
4 br		\$71.00	\$83.00
Amalia Avenue	90022		
1 br		\$38.00	\$44.00
2 br		\$46.00	\$54.00
Arizona & Olympic	90022		
3 br		\$60.00	\$66.00
4 br		\$71.00	\$83.00
Athens III (1120, 1310 & 11104) (central region)	90044		
3 br		\$56.00	\$66.00
4 br		\$71.00	\$83.00
Budlong (9410 & 11126)	90044		
3 br		\$56.00	\$66.00
Budlong Crest	90044		
3 br		\$56.00	\$66.00
Carmelita Avenue	90063		
1 br		\$38.00	\$44.00
Carmelitos	90805		
1 br		\$47.00	\$44.00
2 br		\$54.00	\$54.00
3 br		\$67.00	\$66.00
4 br		\$81.00	\$83.00
Carmelitos (senior)	90805		
1 br		\$54.00	\$51.00
2 br		\$64.00	\$61.00
Century & Wilton	90047		
3 br		\$56.00	\$66.00
4 br		\$67.00	\$83.00
El Segundo I	90222		
2 br		\$47.00	\$54.00
El Segundo II (2140 & 2141)	90222		
3 br		\$58.00	\$66.00
4 br		\$69.00	\$83.00
East 61st Street	90001		
2 br		\$46.00	\$54.00
East 83rd Street	90002		
3 br		\$56.00	\$66.00

East 84th Street	90001		
2 br		\$46.00	\$54.00
East 87th Street	90002		
3 br		\$56.00	\$66.00
East 119th Street	90059		
2 br		\$46.00	\$54.00
Foothill Villa	91214		
1 br		\$34.00	\$46.00
Francisquito Villa	91746		
1 br		\$45.00	\$44.00
Harbor Hills	90717		
1 br		\$48.00	\$47.00
2 br		\$56.00	\$58.00
3 br		\$69.00	\$71.00
Herbert Avenue	90063		
1 br		\$33.00	\$44.00
Imperial Heights (1221 & 1309)	90044		
3 br		\$56.00	\$66.00
4 br		\$71.00	\$83.00
Jarvis Avenue	90061		
3 br		\$56.00	\$66.00
Lomita Manor	90717		
1 br		\$48.00	\$47.00
2 br		\$56.00	\$58.00
Marina Manor I	90292		
1 br		\$34.00	\$31.00
2 br		\$40.00	\$37.00
Marina Manor II	90292		
1 br		\$41.00	\$47.00
2 br		\$48.00	\$58.00
McBride Avenue	90023		
2 br		\$46.00	\$54.00
Monica Manor	90405		
2 br		\$50.00	\$59.00
Normandie Avenue	90047		
2 br		\$36.00	\$54.00
Nueva Maravilla	90022		
1 br		\$45.00	\$44.00
2 br		\$46.00	\$54.00
3 br		\$52.00	\$66.00
4 br		\$60.00	\$83.00
Ocean Park	90405		
1 br		\$39.00	\$51.00
2 br		\$48.00	\$59.00
3 br		\$58.00	\$64.00
Orchard Arms	91355		
1 br		\$50.00	\$47.00

Quartz Hill I	93536		
2 br		\$49.00	\$62.00
3 br		\$60.00	\$76.00
Quartz Hill II	93536		
2 br		\$49.00	\$62.00
3 br		\$60.00	\$76.00
Simmons Avenue	90022		
1 br		\$38.00	\$44.00
2 br		\$46.00	\$54.00
Southbay Gardens	90061		
1 br		\$46.00	\$44.00
2 br		\$54.00	\$54.00
Sundance Vista	90605		
3 br		\$60.00	\$66.00
4 br		\$71.00	\$83.00
Triggs Street	90023		
1 br		\$38.00	\$44.00
2 br		\$46.00	\$54.00
West 90th Street	90044		
2 br		\$38.00	\$54.00
West 91st Street	90044		
2 br		\$38.00	\$54.00
West 94th Street	90044		
3 br		\$56.00	\$66.00
4 br		\$71.00	\$83.00
5 br		\$85.00	\$108.00
West 95th Street	90044		
3 br		\$56.00	\$66.00
4 br		\$71.00	\$83.00
West 105th Street	90044		
3 br		\$56.00	\$66.00
4 br		\$71.00	\$83.00
West 106th Street (1100)	90044		
1 br		\$43.00	\$44.00
Building A 2 br		\$50.00	\$54.00
Building B 2 br		\$40.00	\$54.00
West 106th Street (1104 & 1334)	90044		
2 br		\$48.00	\$54.00
West 106th Street (1057)	90044		
3 br		\$56.00	\$66.00
4 br		\$71.00	\$83.00
West 107th Street	90044		
2 br		\$45.00	\$54.00
3 br		\$56.00	\$66.00
4 br		\$66.00	\$83.00
Whittier Manor	90606		
1 br		\$32.00	\$44.00

2 br		\$36.00	\$54.00
Williamson Avenue	90022		
2 br		\$46.00	\$54.00
Willowbrook Townhomes	90044		
3 br		\$56.00	\$66.00
Woodcrest I & II	90044		
2 br		\$48.00	\$54.00
3 br		\$59.00	\$66.00
4th & Mednik	90022		
2 br		\$46.00	\$54.00
88th & Beach	90002		
3 br		\$56.00	\$66.00
92nd & Bandera	90002		
3 br		\$56.00	\$66.00
4 br		\$71.00	\$83.00



**HOUSING AUTHORITY
of the County of Los Angeles**

Administrative Office
2 Coral Circle • Monterey Park, CA 91755
323.890.7001 • www.lacdc.org

Gloria Molina
Yvonne Brathwaite Burke
Zev Yaroslavsky
Don Knabe
Michael D. Antonovich
Commissioners

Carlos Jackson
Executive Director

July 23, 2003

Honorable Housing Commissioners
Housing Authority of the
County of Los Angeles
2 Coral Circle
Monterey Park, California 91755

Dear Commissioners:

**ADOPT RESOLUTION APPROVING AND CERTIFYING PUBLIC HOUSING
ASSESSMENT SYSTEM MANAGEMENT OPERATIONS CERTIFICATION
(ALL DISTRICTS)**

IT IS RECOMMENDED THAT YOUR COMMISSION:

1. Recommend that the Board of Commissioners adopt and instruct the Chair to sign the attached Resolution approving and certifying the accuracy of information contained in the 2002-2003 Public Housing Assessment System Management Operations Certification (PHAS Certification), which includes management data on 2,977 Conventional Public Housing Program units administered by the Housing Authority.
2. Recommend that the Board of Commissioners authorize the Executive Director of the Housing Authority to sign the PHAS Certification and to submit the Resolution and the PHAS Certification to the U.S. Department of Housing and Urban Development (HUD).

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION:

HUD requires that all public housing authorities annually submit PHAS Certifications for the previous fiscal year. The Housing Authority has completed the PHAS Certification for the 2002-2003 Fiscal Year, and is requesting that your Board adopt the attached Resolution approving and certifying the accuracy of the report.

FISCAL IMPACT/FINANCING:

There is no impact on the County general fund. The PHAS Certification is a management report required by HUD as a condition for funding under the Conventional Public Housing Program.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS:

HUD requires a certification process to gather and report data to assess the performance of public housing agencies, and to evaluate funding applications. The PHAS Certification contains information to identify areas needing improvement and to suggest corrective measures. The information includes: the number and percentage of vacancies; modernization activities being undertaken; time required to fill unit vacancies; work order turnaround time; annual inspections and condition of housing units; screening of applicants; resident initiatives activities, such as anti-drug and economic self-sufficiency programs; and crime and eviction tracking.

The Housing Authority was rated a high performer for the 2001-2002 assessment period. The 2002-2003 performance rating will be calculated and verified by HUD through a post-certification audit.

HUD requires that the Board adopt the attached Resolution approving and certifying the accuracy of the information contained in the PHAS certification. County Counsel has approved the Resolution as to form.

IMPACT ON CURRENT SERVICES AND PROJECTS:

Adoption of the Resolution approving the PHAS Certification is a requirement for continued funding under the Conventional Public Housing Program.

Respectfully submitted,


for CARLOS JACKSON
Executive Director

RESOLUTION

RESOLUTION APPROVING AND CERTIFYING ACCURACY OF INFORMATION CONTAINED IN THE PUBLIC HOUSING ASSESSMENT SYSTEM MANAGEMENT OPERATIONS CERTIFICATION FOR THE FISCAL YEAR ENDING JUNE 30, 2003, FOR SUBMISSION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) has established the Public Housing Assessment System Management Operations Certification (the "PHAS Certification") to provide an objective system for measuring the performance of public housing agencies; and

WHEREAS, the Housing Authority of the County of Los Angeles (the "Authority") has completed the attached PHAS Certification for the fiscal year ending June 30, 2003, as requested by HUD; and

WHEREAS, HUD has requested that the Board of Commissioners of the Authority adopt a Resolution approving the attached PHAS Certification and attesting to the accuracy of the information contained therein.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Authority as follows:

1. The PHAS Certification is approved; and
2. The information contained in the PHAS Certification is certified to be accurate.

HOUSING AUTHORITY OF THE
COUNTY OF LOS ANGELES

By _____
Chair, Board of Commissioners


ATTEST:

VIOLET VARONA-LUKENS
Executive Officer/Clerk of
The Board of Commissioners

By _____
Deputy

APPROVED AS TO FORM:

LLOYD W. PELLMAN
County Counsel

By  _____
Deputy

APPROVED BY BOARD ACTION ON _____

Public reporting burden for this collection of information is estimated to average **1.8 hours per response**, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is collected to implement section 502 of the National Affordable Housing Act of 1990, as amended, which established specific indicators to assess the management performance of public housing agencies (PHAs) in all major areas of management operations. PHAs will complete the PHAS Certification form HUD-50072 and electronically submit it to HUD. If a PHA does not have this capability in-house, the PHA should consider utilizing local resources, such as the library or another local government entity that has Internet access. In the event local resources are not available, a PHA may go to the nearest HUD Public Housing program office and assistance will be given to the PHA to transmit this PHAS certification. The information is used by HUD as a component of PHAS to assess all major areas of PHA's management operations, designate PHAs as troubled and PHAs troubled with respect to the program for assistance from the Capital Fund under Section 9, enter into a Memorandum of Agreement (MOA) with troubled PHAs and PHAs troubled with respect to the program for assistance from the Capital Fund under Section 9, and report annually to Congress on the status of troubled PHAs and PHAs troubled with respect to the program for assistance from the Capital Fund under Section 9. This information is required for HUD to fulfill statutory requirements of the 1990 Act. The information collected does not lend itself to confidentiality.

Instructions: A PHA/AME's electronic responses to this certification must be the PHA/AME's actual data; e.g., prior to any adjustments to the indicators. Round percentages to the nearest two decimal points.

PHA/AME Name The Housing Authority of the County of Los Angeles	For FY Ending 06/30/2003	Submission Date
--	-----------------------------	-----------------

Project name(s) if AME

The management functions for the following sub-indicator (s) have been assumed by an RMC, and the RMC certification will be completed and submitted to HUD (enter sub-indicator numbers or N/A):

Sub-Indicator #1: Vacant Unit Turnaround Time

V12400	Total number of turnaround days.	27,971
V12500	Total number of vacancy days exempted for Capital Fund.	114
V12600	Total number of vacancy days exempted for other reasons.	0
V12700	Total number of vacant units turned around and lease in effect in the PHA's immediate past fiscal year.	357
V12800	Average number of calendar days units were in down time.	2
V12900	Average number of calendar days units were in make ready time.	6
V13000	Average number of calendar days units were in lease up time.	71
V13100	Average unit turnaround days.	78

Sub-Indicator #2: Capital Fund

CF10000	Do you have any open Capital Fund programs (e.g., CIAP, CGP, Hope VI, LBPR, VRP) (Y/N)? Open = any program that does not have a pre-audit end date or that received a pre-audit end date during the fiscal year being assessed. Component #1 and #2 (please circle yes or no)	<input checked="" type="radio"/> Yes <input type="radio"/> No
---------	---	---

Component #1: Unexpended Funds Over Three Federal Fiscal Years (FFYs) Old

CF10050	Total funds authorized over 3 FFYs old that do not have a pre-audit end date or that received a pre-audit end date during the fiscal year being assessed.	\$14,687,242
CF10100	Total funds expended over 3 FFYs old that do not have a pre-audit end date or that received a pre-audit end date during the fiscal year being assessed.	\$12,289,292
CF10200	Unexpended funds to be recaptured.	0
CF10300	Unexpended funds approved by HUD over 3 FFYs old.	\$2,397,950
CF10400	Unexpended funds with time extensions due to reasons outside of PHA control.	\$203,373
CF10500	Adjusted total unexpended funds.	\$ 0

Component #2: Timeliness of Fund Obligation

CF11100	Total funds authorized for grants older than 2 FFYs old.	\$7,282,694
CF11200	Total funds obligated over 2 FFYs old.	\$7,282,694
CF11300	Unobligated funds approved by HUD over 2 FFYs old.	0
CF11400	Unobligated funds with time extensions due to reasons outside of PHA control.	0
CF11500	Adjusted total unobligated funds.	\$0

Component #3: Adequacy of Contract Administration

CF11700	The date of the last HUD/Army Corps of Engineers on-site inspection and/or audit related to contract administration (include A-133 Audit).	4/22/2002
CF11800	The number of findings related to contract administration.	0
CF11900	The number of findings related to contract administration that have been corrected by the PHA.	0
CF12000	The number of findings related to contract administration that the PHA is in the process of correcting.	0

Component #4: Quality of the Physical Work

CF12200	The date of the last HUD/Army Corps of Engineers on-site inspection and/or audit related to the quality of physical work.	4/22/2002
CF12300	The number of findings related to the quality of physical work.	0
CF12400	The number of findings related to the quality of physical work that have been corrected by the PHA.	0
CF12500	The number of finding related to the quality of physical work that the PHA is in the process of correcting.	0

Component #5: Adequacy of Budget Controls

CF12700	Total amount of Capital Funds expended during the PHA fiscal year being assessed.	\$5,108,993
CF12800	The amount of Capital Funds expended on approved work items not subject to budget revisions during the PHA fiscal year being assessed.	\$5,108,993
CF12900	The amount of Capital Funds expended under budget revisions with prior HUD approval during the PHA fiscal year being assessed.	\$0
CF13000	The amount of Capital Funds expended under budget revisions not requiring prior HUD approval during the PHA fiscal year being assessed.	\$0

Sub-Indicator #3: Work Orders

Component #1: Emergency Work Orders

W10000	Total number of emergency work orders.	1,675
W10100	Total number of emergency work orders completed / abated within 24 hours.	1,634
W10200	Percentage of emergency work orders completed / abated within 24 hours.	97.6%

Component #2: Non-Emergency Work Orders

W10500	Total number of non-emergency work orders.	12,153
W10600	Total number of calendar days it took to complete non-emergency work orders.	24,594
W10700	Average number of days PHA has reduced the time it takes to complete non-emergency work orders over the past three years.	
W10800	Average completion days.	2.02

Sub-Indicator #4: Annual Inspection of Dwelling Units and Systems

Component #1: Annual Inspection of Dwelling Units

A10000	The total number of ACC units.	2,977
A10100	The sum of units exempted where the PHA made two documented attempts to inspect and is enforcing the lease.	0
A10200	Vacant units exempted for Capital Fund.	30
A10300	Vacant units exempted for other reasons.	42
A10400	Total number of units inspected using the Uniform Physical Condition Standards (UPCS).	2,977
A10550	Total number of units inspected that did not require repairs.	1,653
A10600	The number of units where necessary repairs were completed to comply with UPCS either during the inspection, issued work orders for the repairs, or referred the deficiency to the current year's or next year's Capital Fund program.	1,572
A10700	Adjusted units available.	2,905
A10800	Percent of units inspected by PHA.	100%

Component #2: Annual Inspection of Systems including Common Areas and Non-Dwelling Space

A11100	Total number of sites.	62
A11200	Total number of sites exempted from the inspection of systems.	0
A11300	The total number of sites where all systems were inspected in accordance with the UPCS.	62
A11400	Total number of buildings.	414
A11500	Total number of buildings exempted from the inspection of systems.	0
A11600	The total number of buildings where all systems were inspected in accordance with the UPCS.	414
A11700	The number of buildings and sites where necessary repairs were completed to comply with the Uniform Physical Conditions Standards either during the inspection, issued work orders for the repairs, or referred the deficiency to the current year's or next year's Capital Funds program.	203
A11800	Percentage of sites inspected.	100%
A11900	Percentage of buildings inspected.	100%

Sub-Indicator #5: Security

Component #1: Tracking and Reporting Crime-Related Problems

S10000	The date that the Board adopted current policies to track crime and crime-related problems.	04/13/1999
S10100	The date that the PHA implemented the current procedures to track crime and crime-related problems.	04/13/1999
S10200	The date that the PHA implemented a current cooperative system for tracking and reporting crime to local police authorities.	04/13/1999
S10300	The number of crimes that the PHA can document it reported to local police authorities.	934
S10400	Percentage of developments where PHA can document it tracks crime and crime-related problems.	100%

Component #2: Screening of Applicants

S10500	The date the Board adopted current screening policies that reflect the One-Strike criteria.	04/13/1999
S10600	The date the PHA implemented current screening procedures that reflect the One-Strike criteria.	04/13/1999

S10700	PHA can document that current screening procedures result in successfully denying admission to applicants who meet the One-Strike criteria. (please circle yes or no)	<input checked="" type="radio"/> Yes <input type="radio"/> No
S10800	The total number of applicants denied who met the One-Strike criteria.	25

Component#3: Lease Enforcement

S10900	The date the Board adopted current eviction procedures that reflect the One-Strike criteria.	04/13/1999
S11000	The date the PHA implemented current eviction procedures that reflect the One-Strike criteria.	04/13/1999
S11100	PHA can document that current eviction screening procedures resulted in the eviction of residents who meet the One-Strike criteria. (please circle yes or no)	<input checked="" type="radio"/> Yes <input type="radio"/> No
S11200	The total number of evictions as a result of the One-Strike criteria.	49

Component#4: Drug Prevention and/or Crime Reduction Program Goals

S11350	The number of HUD-funded drug prevention and/or crime reduction programs.	1
S11450	The number of non HUD-funded drug prevention and/or crime reduction programs that the PHA requests to be assessed.	0
S11550	The number of documented program goals that are related to drug prevention and/ or crime reduction.	3
S11600	The number of goals the PHA can document it met under the implementation plan(s) for any and all of these programs.	3
S11700	Percentage of goals that the PHA can document it met under implementation plan(s) for any and all of these programs.	100%

Sub-Indicator #6: Economic Self-Sufficiency

E10000	The number of HUD-funded economic self-sufficiency programs.	1
E10100	The number of non HUD-funded economic self-sufficiency programs that the PHA requests to be assessed.	0
E10200	The number of documented program goals that are related to economic self-sufficiency.	7
E10300	The number of goals the PHA can document it met under the implementation plan(s) for any and all of these programs.	7
E10400	Percentage of goals that the PHA can document it met under implementation plan(s) for any and all of these programs.	100%

Adjustments for Physical Condition and/or Neighborhood Environment

Please enter project number and name and indicate which area the adjustment for Physical Condition and/or Neighborhood Environment applies for a project. (Check all that apply)

Project No.	Project Name	Site	Common Areas	Building Exteriors
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please attach additional sheets as necessary for additional projects.

Public Housing Assessment
System (PHAS) Management
Operations Certification

U.S. Department of Housing
and Urban Development
Real Estate Assessment Center

OMB No. 2535-0106
(exp 09/01/2002)

I certify that, as of the submission date, the above sub-indicators, under Public Housing Assessment System indicator #3 Management Operations are true and accurate for the fiscal year indicated. I further certify that, to my present knowledge, there is no evidence to indicate seriously deficient performance that casts doubt on the PHA's capacity to present and protect its public housing developments and operate them in accordance with Federal law and regulations. Appropriate sanctions for intentional false certification will be imposed, including suspension or debarment of the signatory.

A Board Resolution approving this certification is required. I further certify that Board Resolution number _____ approving this certification was passed on (mm/dd/yyyy) _____.

Executive Director (signature)	Date (mm/dd/yyyy)
X	X



**HOUSING AUTHORITY
of the County of Los Angeles**

Administrative Office

2 Coral Circle • Monterey Park, CA 91755

323.890.7001 • www.lacdc.org

Gloria Molina
Yvonne Brathwaite Burke
Zev Yaroslavsky
Don Knabe
Michael D. Antonovich
Commissioners

Carlos Jackson
Executive Director

July 23, 2003

Honorable Housing Commissioners
Housing Authority of the
County of Los Angeles
2 Coral Circle
Monterey Park, California 91755

Dear Commissioners:

**APPROVE PREMIUM INCREASE TO PURCHASE EXCESS WORKERS'
COMPENSATION AND EXCESS GENERAL AND AUTOMOBILE LIABILITY INSURANCE
FOR COMMUNITY DEVELOPMENT COMMISSION AND HOUSING AUTHORITY
(ALL DISTRICTS)**

IT IS RECOMMENDED THAT YOUR COMMISSION:

Approve an increase of \$199,000 to the excess workers' compensation and excess general and automobile liability insurance premium for the Housing Authority and the Commission, due to unforeseen market conditions that have increased the annual amount from \$325,000 to \$524,000 for coverage from July 1, 2003 to June 30, 2004, jointly purchased through the Commission's and the Housing Authority's insurance broker, Driver Alliant Insurance Services, Inc., using funds contained in the approved 2003-2004 budgets.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION:

The purpose of this action is to approve the increased premium for excess workers' compensation insurance and excess general and automobile liability insurance for the Commission and the Housing Authority. This will provide required excess coverage above the Commission's and Housing Authority's self-insured retention of \$500,000.

Honorable Housing Commissioners
July 23, 2003
Page 2

FISCAL IMPACT/FINANCING:

There is no impact on the County general fund. The increased annual premium cost of \$199,000 will be paid from funds included in the approved 2003-2004 Fiscal Year budgets of the Commission and the Housing Authority.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS:

On June 10, 2003, the Board approved, at a cost of \$325,000, the purchase of excess workers' compensation and excess general and automobile liability insurance through Driver Alliant Insurance Services, Inc. The approved amount was based on May 2003 projections. Since that time, the actual premium has been received, reflecting an increase of \$199,000.

The California workers' compensation insurance market has been strongly affected by recent legislation, which increased benefits to California workers. As a result, several major insurance carriers have withdrawn from the California marketplace, causing statewide premium increases. This has had a negative effect due to supply and demand, which has also resulted in a premium increase for the Commission and the Housing Authority.

Approval of the premium increase will ensure that sufficient coverage will continue for the Commission and the Housing Authority.

County Counsel has reviewed this letter.

IMPACT ON CURRENT SERVICES/PROGRAMS:

The proposed insurance increase will ensure that the Commission and Housing Authority properties and activities have the required coverage.

Respectfully submitted,


for CARLOS JACKSON
Executive Director



**HOUSING AUTHORITY
of the County of Los Angeles**

Administrative Office
2 Coral Circle • Monterey Park, CA 91755
323.890.7001 • www.lacdc.org

Gloria Molina
Yvonne Brathwaite Burke
Zev Yaroslavsky
Don Knabe
Michael D. Antonovich
Commissioners

Carlos Jackson
Executive Director

July 23, 2003

Honorable Board of Commissioners
Housing Authority of the
County of Los Angeles
2 Coral Circle
Monterey Park, California 91755

Dear Commissioners:

**AMENDMENT NO. 4 TO ARCHITECTURAL AND ENGINEERING CONTRACT TO
DEVELOP A COMMUNITY BUILDING AND CHILD CARE FACILITY AT HARBOR
HILLS HOUSING DEVELOPMENT IN THE CITY OF LOMITA (4)**

IT IS RECOMMENDED THAT YOUR COMMISSION:

1. Recommend that the Board of Commissioners authorize the Executive Director to execute Amendment No. 4 to the Architectural and Engineering Services Contract with The Albert Group, presented in substantially final form, and all related documents, to increase the contract amount by \$105,181, from \$157,994 to \$263,175, to prepare additional plans and studies for the development of a community building and childcare facility at the Harbor Hills housing development located at 26607 South Western Avenue, in the City of Lomita, to be effective following approval as to form by County Counsel and execution by all parties.
2. Recommend that the Board of Commissioners authorize the Executive Director to use Capital Fund Program (CFP) funds, allocated by the U.S. Department of Housing and Urban Development (HUD), for the purposes described above.
3. Recommend that the Board of Commissioners authorize the Executive Director to execute future amendments to the Architectural and Engineering Services Contract to provide for unforeseen project costs, and to use for this purpose up to \$37,112 in additional CFP funds, thereby increasing the total contingency amount from \$28,681 to \$65,793.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION:

The purpose of this action is to amend the Architectural and Engineering Services Contract with The Albert Group to provide additional plans and studies, which will meet conditions of the City of Lomita to complete of a community building and childcare facility at Harbor Hills.

FISCAL IMPACT/FINANCING:

There is no impact on the County general fund. CFP funds will be used to increase the Architectural and Engineering Services Contract by \$105,181, from \$157,994 to \$263,175, and the related contingency by \$37,112, from \$28,681 to \$65,793. The increase in the contingency amount reflects a set aside of 25 percent of the total contract amount, which is the standard amount for contracts involving projects of similar size and scope.

FACTS AND PROVISIONS /LEGAL REQUIREMENTS:

In July 1994, the Board authorized the Housing Authority to submit Comprehensive Grant Program and Capital Fund Program applications to HUD to provide funding for the modernization of all of its public housing sites. HUD subsequently approved the applications, which included funding for architectural and engineering services to prepare design and construction documents for a new community building and childcare facility, and the renovation of 301 units at Harbor Hills.

On September 29, 1998, the Board approved award of the subject contract to The Albert Group to provide architectural and engineering services to complete the HUD-approved work at Harbor Hills. The renovation work and new construction was to be completed in two phases, over a two-year period. The contract was subsequently amended to include additional scope and mandated provisions.

Phase I of the project included the following renovations: conversion of 15 apartments to meet disabled accessibility standards; replacement of exterior doors, windows and gas lines; abatement of lead-based paint; and related improvements. The Albert Group provided design and other services for this phase of the project, which was completed in May 2002.

Phase II of the project includes construction of the community building and childcare facility, including a reception area, classrooms, indoor basketball gym, offices and storage space. The Albert Group has provided services for this phase of the project, which did not begin until October 2002, due to issues related to the planning approval

process. These issues have been resolved with the City of Lomita, contingent upon the Housing Authority satisfying requirements within the City's Conditions of Approval document, which primarily affects the project exterior. Construction is currently in progress, and it is anticipated that the project will be completed by December 23, 2003.

In order to proceed with the project and satisfy the City's requirements, it is necessary to execute Amendment No. 4 to the Architectural and Engineering Services Contract. This will incorporate preparation of construction drawings for the following additional work: a cribwall retaining system surrounding the parking area and driveways; an access road to a nearby electrical transformer; structural calculations to support retaining wall integrity; and other work related to the project exterior.

The attached Amendment is being presented in substantially final form. It will be effective following approval as to form by County Counsel and execution by all parties.

ENVIRONMENTAL DOCUMENTATION:

On January 15, 1998, HUD issued a finding that the proposed project was excluded from the need to prepare an Environmental Impact Statement or an Environmental Assessment under the provisions of National Environmental Policy Act (NEPA) pursuant to 24 Code of Federal Regulation Part 50.17 C, because the project does not have the potential for causing a significant effect on the environment.

On August 19, 2002, the City of Lomita, acting as lead agency, adopted a resolution finding that the project, with required mitigation, is categorically exempt from California Environmental Quality Act (CEQA) pursuant to the CEQA Guidelines Article 19, Section 15332, because the project is: an in-fill development on a site of less than five acres; is consistent with the City of Lomita's General Plan and zoning ordinances; has no value as habitat for endangered, rare or threatened species; will not result in significant traffic, noise, air or water quality impacts; and can be adequately served by all required public utilities and services.

Amendment No. 4 to the Architectural and Engineering Services Contract does not change the project scope and, therefore, does not alter HUD's previous findings pursuant to NEPA. The Amendment is needed to meet the conditions of approval required by the City of Lomita, and to support its finding pursuant to CEQA that the project does not have the potential for causing a significant effect on the environment.

The environmental review record for this project is available for viewing by the public during regular business hours at the Housing Authority's main office located at 2 Coral Circle, Monterey Park.

Honorable Housing Commissioners
July 23, 2003
Page 4

IMPACT ON CURRENT PROJECT:

The community building and childcare facility will fully comply with the City of Lomita project requirements, offer new services to residents, and improve the safety for the residents of the Harbor Hills housing development.

Respectfully submitted,

for Bobbette A. Glover
CARLOS JACKSON
Executive Director

Albert_Group_Final

Attachment: 1

HOUSING AUTHORITY
COUNTY OF LOS ANGELES

CONTRACT FOR COMPREHENSIVE GRANT PROGRAM (CGP)
ARCHITECT-ENGINEER (A/E) SERVICES
FOR THE HARBOR HILLS HOUSING DEVELOPMENT
SITE AND STRUCTURES IMPROVEMENT PROJECT

Amendment No. 4

THIS AMENDMENT TO CONTRACT is made and entered into this ____ day of ____, 2003, by and between the Housing Authority of the County of Los Angeles, hereinafter called the "Authority" and The Albert Group, hereinafter called the "Consultant" and referred to collectively as "the Parties."

WITNESSETH THAT:

WHEREAS, the Authority and the Consultant entered into a Professional Services Contract (Contract) on October 19, 1998, for the provision of architectural and engineering services for development of the community building and childcare facility and rehabilitation to the Harbor Hills housing development at 26607 South Western Avenue, Lomita, California; and

WHEREAS, Amendments No. 1, 2 and 3 to the Contract were executed by the Parties on July 17, 2000, April 11, 2001, and November 29, 2001 respectively, to provide for additional scope and mandated provisions for the project; and

WHEREAS, it now becomes necessary to amend said Contract a fourth time and both parties are desirous of such amendment.

NOW, THEREFORE, in consideration of the mutual undertakings herein, the parties hereto agree that said Contract be amended as follows:

Section A, Article 2.0 COMPENSATION, Paragraph 2.1 Contract Type and Payment-Firm Fixed Price, is hereby amended as follows:

Compensation for additional services shall be a fixed fee of One Hundred and Five Thousand, One Hundred and Eighty-One Dollars (\$105,181.00) for a new maximum price, inclusive of all costs and expenses, of Two Hundred and Sixty Three Thousand One Hundred and Seventy-Five Dollars (\$263,175.00). Payments for additional services under this Amendment No. 4 will be made as services under the original Contract are completed and at the following amended percentages;

<u>Service</u>	<u>Calendar Days</u>	<u>Percent of Total</u>	<u>Invoice Maximum Amount of Fee</u>
Design Development and Construction Documents Phase	<u>150 (Estimated)</u>	75	\$197,381.25
Contract Award Phase (Bidding Award)	<u>Completed</u>	N/A	\$ 7,170.30
Construction Completion Phase	<u>300</u>	100	\$ 58,623.45

Consultant shall have no claim against the Authority for payment of any money or reimbursement, of any kind whatsoever, for any service provided by Consultant after the expiration or other termination of this Contract. Should Consultant receive any such payment, it shall immediately notify the Authority and shall immediately repay all such funds to the Authority. Payment by the Authority for services rendered after expiration/termination of this Contract shall not constitute a waiver of the Authority's right to recover such payment from Consultant. This provision shall survive the expiration or other termination of this Contract.

Section B, Part One "CONSTRUCT NEW COMMUNITY BUILDING AND CHILDCARE FACILITY", Paragraphs 3-7, are hereby added to the Contract as follows:

3. Architect and his subconsultants shall prepare construction drawings for a cribwall retaining system to surround parking and driveways. Architect and his subconsultants shall obtain Los Angeles Department of Public Works (LADPW) approval for the modification.
4. Architect and his subconsultants shall prepare construction drawings for an access road, drive approach and parking from Western Avenue to Edison electrical transformer located Southeast of the Community Center building.
5. Architect and his subconsultants shall obtain LADPW approval of the construction design and City of Lomita Planning Director approval for the modifications to parking, lighting and landscaping.
6. Architect and his subconsultants shall prepare structural calculations to support masonry retaining wall integrity to the satisfaction of and obtain approval from LADPW.
7. Architect and his subconsultants shall prepare construction drawings to change the currently designed keystone retaining wall system to a conventional masonry retaining wall system. Architect and his subconsultants shall obtain LADPW approval for the modification.
8. Architect and his subconsultants shall prepare construction drawings relocating the parking layout to a single driveway without reducing the

- number of stalls as approved by City of Lomita Planning Authority.
9. Architect and his subconsultants shall obtain LADPW approval of the modifications to parking, lighting and landscaping.

Section C, "A & E CONTRACT CLAUSES A/E's BASIC SERVICES", Article 1.22, Paragraph Q and R, is hereby added to the Contract as follows:

- Q. Consultant shall subcontract to provide LADPW-approved deputy inspection for concrete testing, masonry inspections and structural steel observation required by LADPW because of added scope to the project.
- R. Consultant and his subconsultants shall provide peer reviews of proposed civil engineering strategies as requested by the Authority to determine best value in construction.

Section C, "A & E CONTRACT CLAUSES A/E's BASIC SERVICES", Article 9, is hereby amended to include this additional Contract clause as follows:

The Consultant shall notify and provide to its employees, and shall require each subconsultant to notify and provide to its employees, a fact sheet regarding the Safely Surrendered Baby Law, its implementation in Los Angeles County, and where and how to safely surrender a baby. The fact sheet is attached hereto and is also available on the Internet at www.babysafela.org for printing purposes.

The Consultant acknowledges that the Authority places a high priority on the implementation of the Safely Surrendered Baby Law. The Consultant understands that it is the Authority's policy to encourage all Authority Consultants to voluntarily post the Authority's "Safely Surrendered Baby Law" poster in a prominent position at the Consultant's place of business. The Consultant will also encourage its subcontractors, if any, to post this poster in a prominent position in the subcontractor's place of business. The Department of Children and Family Services of the County of Los Angeles will supply the Consultant with the poster to be used.

All other terms and provisions of the Contract, as previously amended, shall apply and remain in full force and effect.

END OF SECTION

IN WITNESS WHEREOF, the parties hereto have caused this Fourth Amendment to the Contract to be signed by their duly authorized officers.

HOUSING AUTHORITY OF THE
COUNTY OF LOS ANGELES

THE ALBERT GROUP

By _____
CARLOS JACKSON
Executive Director

By _____
STEPHEN ALBERT
Principal

Date: _____

Date: _____

Approved as to form:

Approved as to program:

LLOYD W. PELLMAN
County Counsel

By _____
Deputy

By _____
Maria Badrakhan,
Director/Contracting Officer,
Housing Management Division

Date: _____

Date: _____

END OF SECTION